



**May 15th
2023**

**Conference Call
1Q23**

❖ Executive Summary

❖ Financial and Operating Results

Sales Performance

Inventory

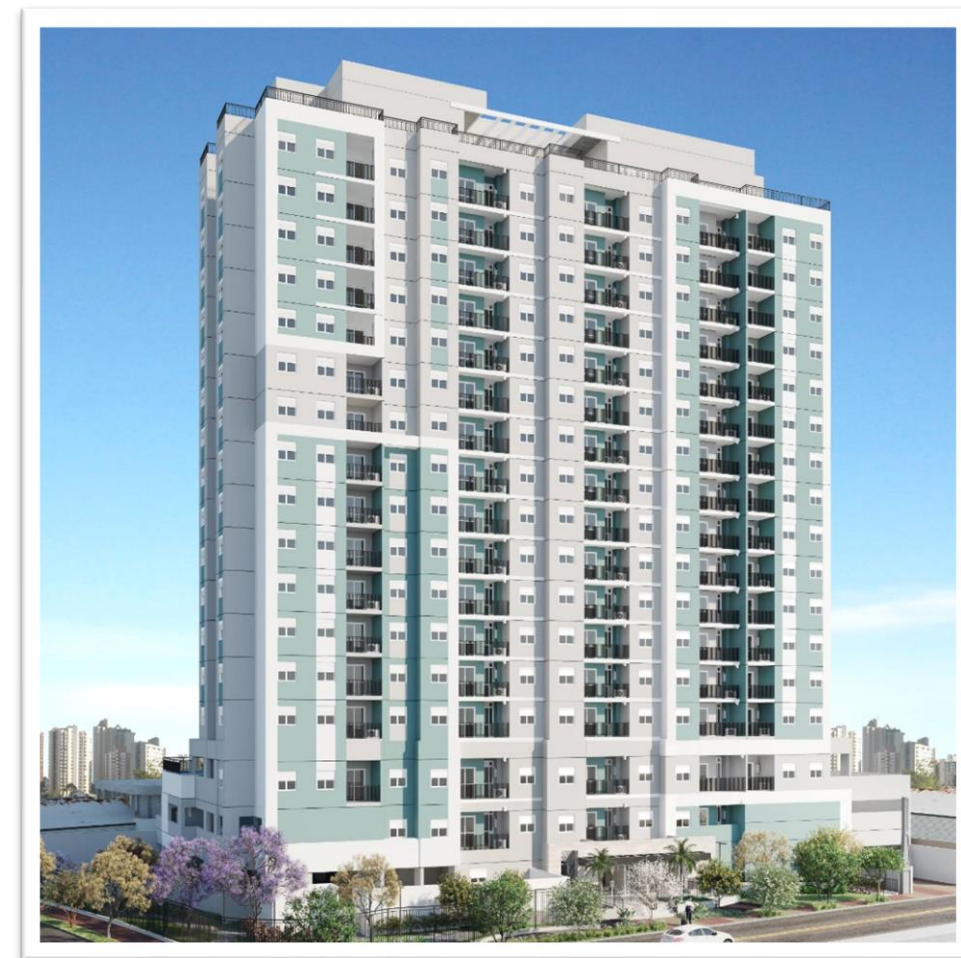
SG&A

Debts not subjected to the Reorganization Plan

Debts subjected to the Reorganization Plan

Deleveraging

Income Statement



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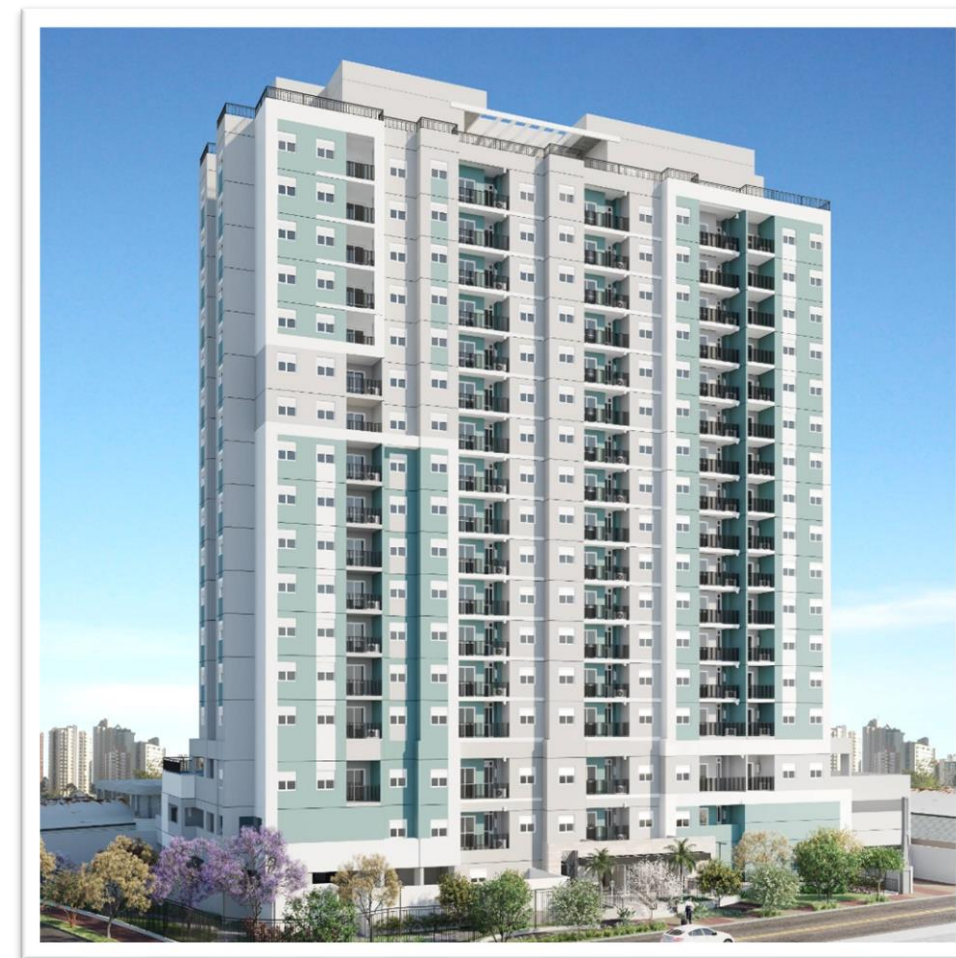
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Executive Summary

1Q23 Highlights and Subsequent Events



Sales over Supply of Launches

8.2% in 1Q23

Selling Expenses

Reduction of 36%
quarter-on-quarter

Term Sheet signed with
ORIZ for

**financing the
construction of
ix. Tatuapé**

Gross Margin of 11.8% and

**Adjusted Gross
Margin of 16.2%**
in 1Q23

Cancellations

Reduction of 45%
quarter-on-quarter

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Sales Performance

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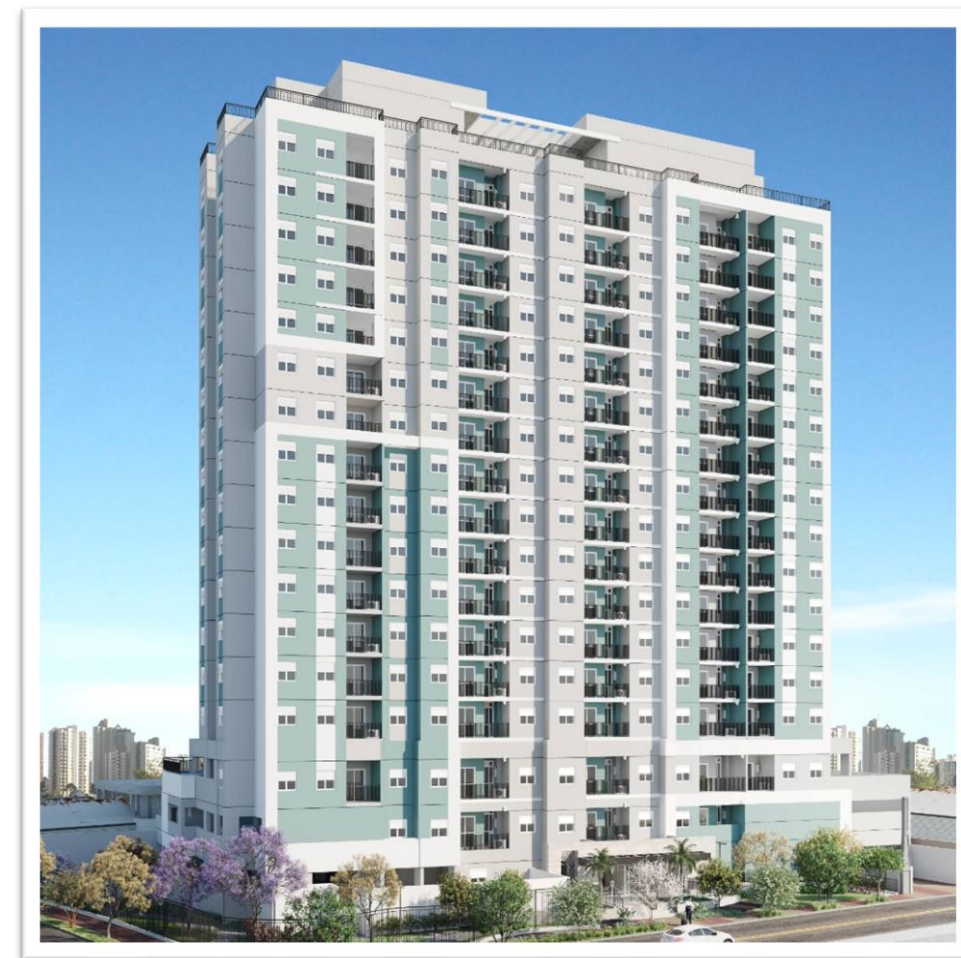
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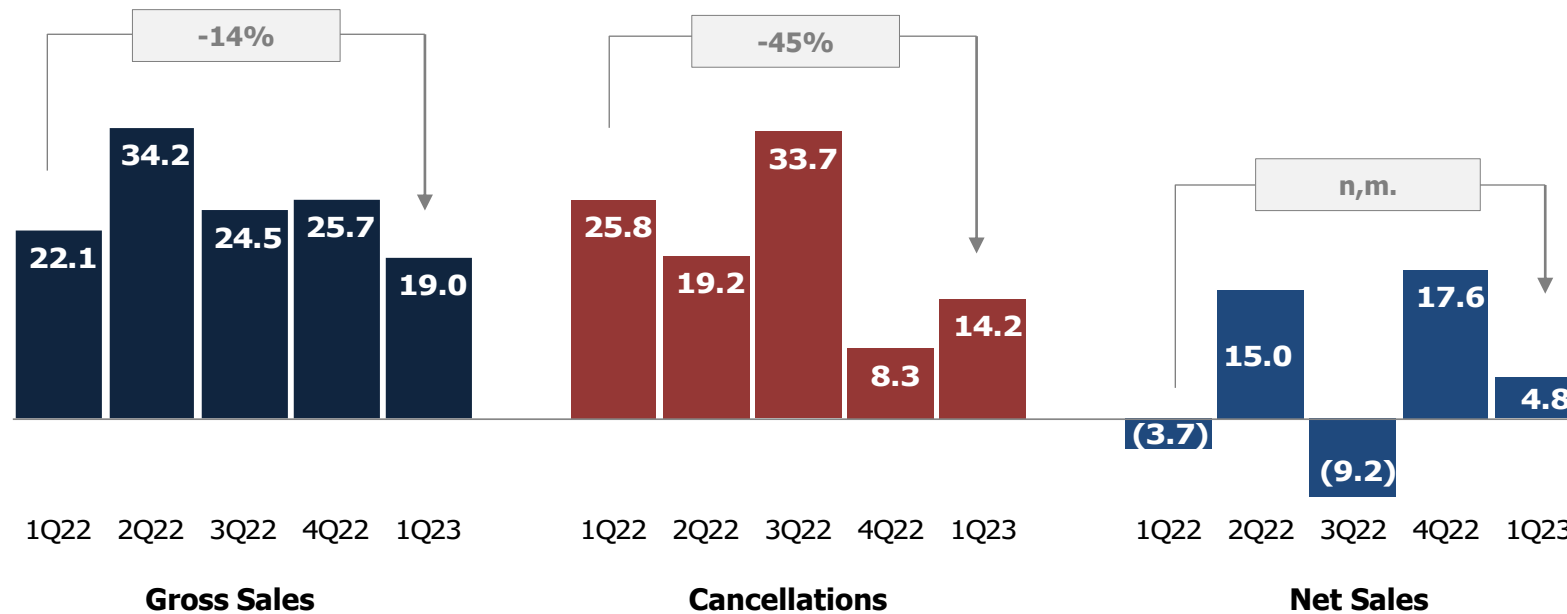
Income Statement



Financial and Operational Results

Sales Performance

Sales and Cancellations Performance – R\$ million



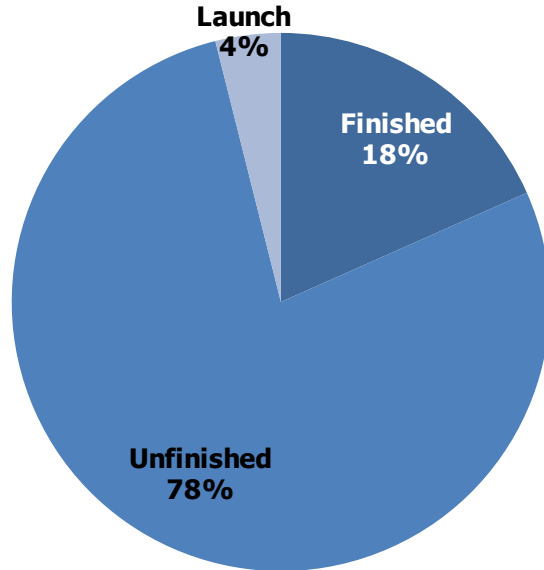
Including payment in assets.

- ❖ In 1Q23 gross sales totaled R\$19 million, a 14% decrease over 1Q22.
- ❖ During 1Q23, cancellations amounted to R\$14.2 million, 45% lower than in 1Q22. The cancellations are an important way to increase units available for sale.
- ❖ Net sales totaled R\$4.8 million in 1Q23, compared to a negative net sale of R\$3.7 million in 1Q22.
- ❖ The main sales indicator for the Company is gross sales, considering that part of the material for sale, in addition to inventory, comes from the cancellations that do not impact cash flow.

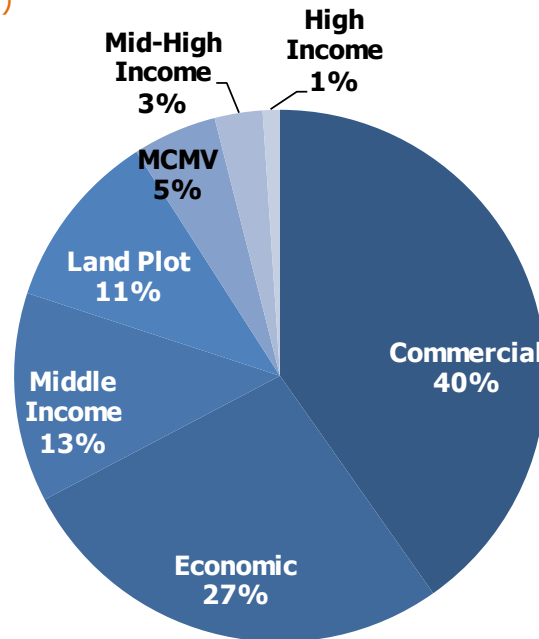
Financial and Operational Results

Inventory

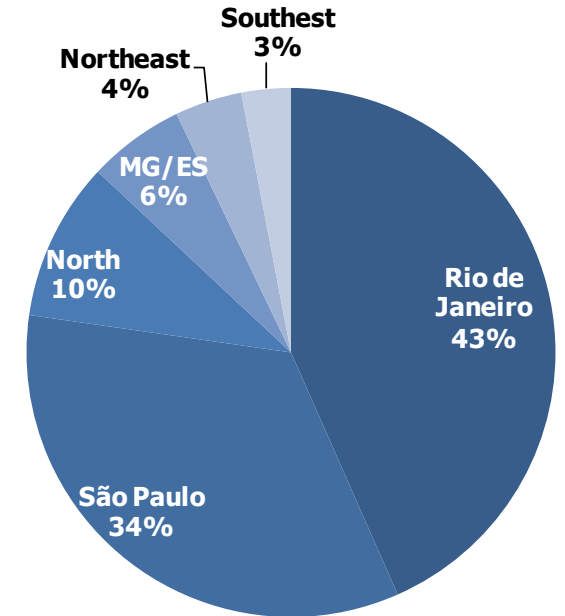
Inventory by Status of Conclusion
(%PSV)



Finished Inventory by Product
(%PSV)



Finished Inventory by Region
(%PSV)

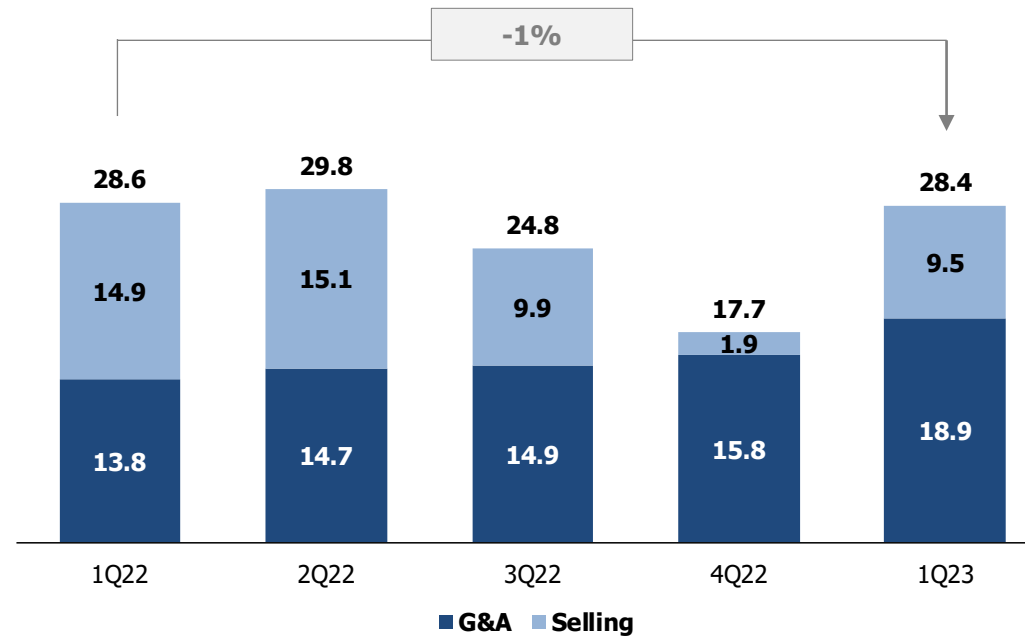


- At the end of 1Q23, the Company's total inventory at market value amounted to R\$1.3 billion.
- Of the total finished inventory (R\$ 243.5 million): (i) 34% is concentrated in São Paulo; and (ii) 49% refers to residential products.

Financial and Operational Results

Selling, General & Administrative Expenses

SG&A Historical – R\$ million

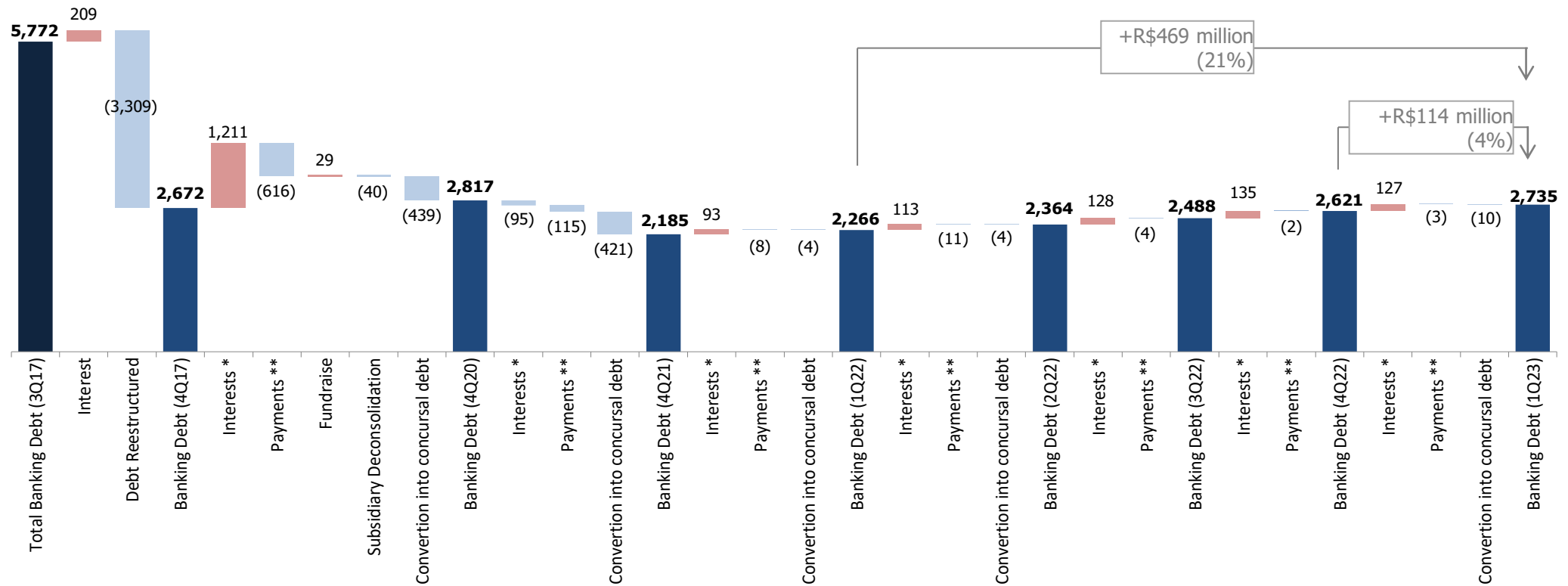


- ❖ G&A expenses increased by 38% quarter-on-quarter, mainly due to the higher provision for profit sharing with the achievement of the Company's targets.
- ❖ Commercial expenses were reduced by 36% quarter-on-quarter, mainly due to lower carrying costs with units in inventory.
- ❖ As a result, general and administrative expenses, added to commercial expenses (SG&A), were reduced by 1% on a quarter-on-quarter comparison.
- ❖ At the end of 1Q23, PDG had 143 employees.

Financial and Operational Results

Indebtedness (Extraconcursal)

Indebtedness (Extraconcursal) Variation – R\$ million



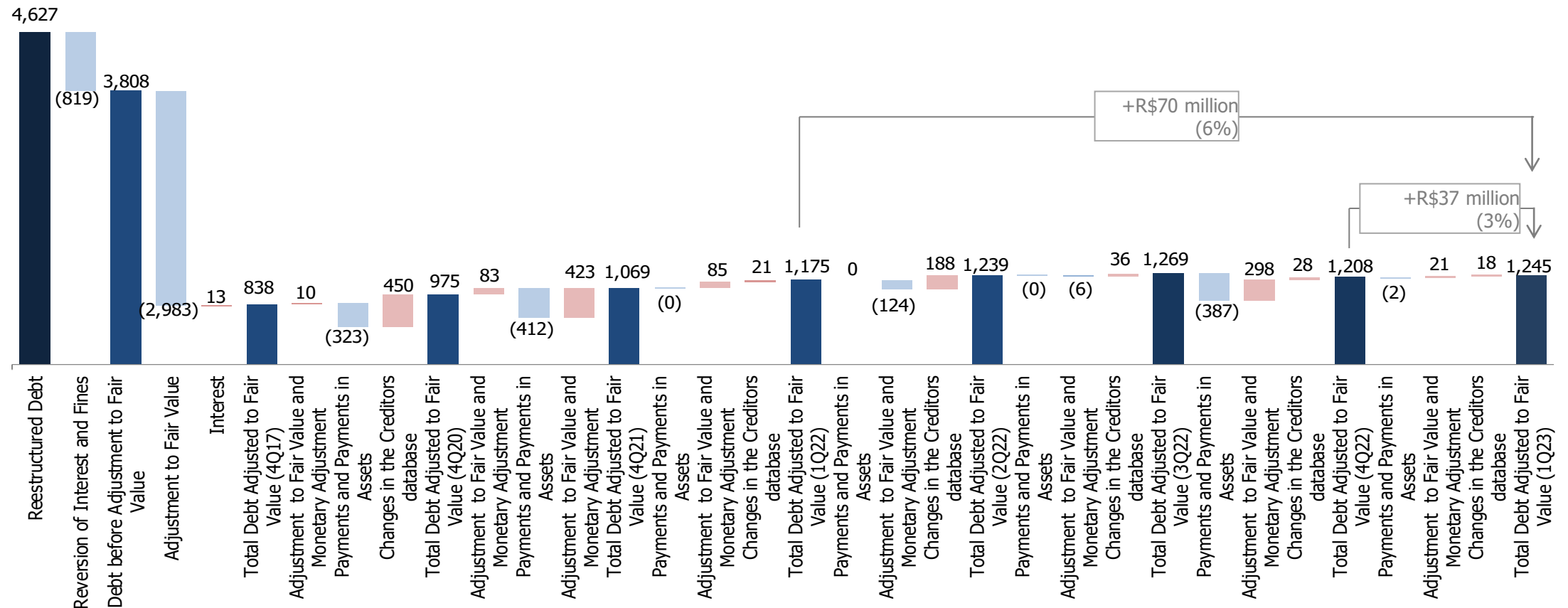
* Interest, Tax and Monetary Correction
 ** Payment of Principal, Interest and Donations

- ❖ The gross debt increased by R\$114 million (4%) during the 1Q23, mainly due to interest accrued in the period.
- ❖ Considering the 8% reduction in cash and cash equivalents, net debt increased by R\$122 million (5%) over 1Q23.

Financial and Operational Results

Indebtedness (Concursal)

Indebtedness (Concursal) Variation— R\$ million

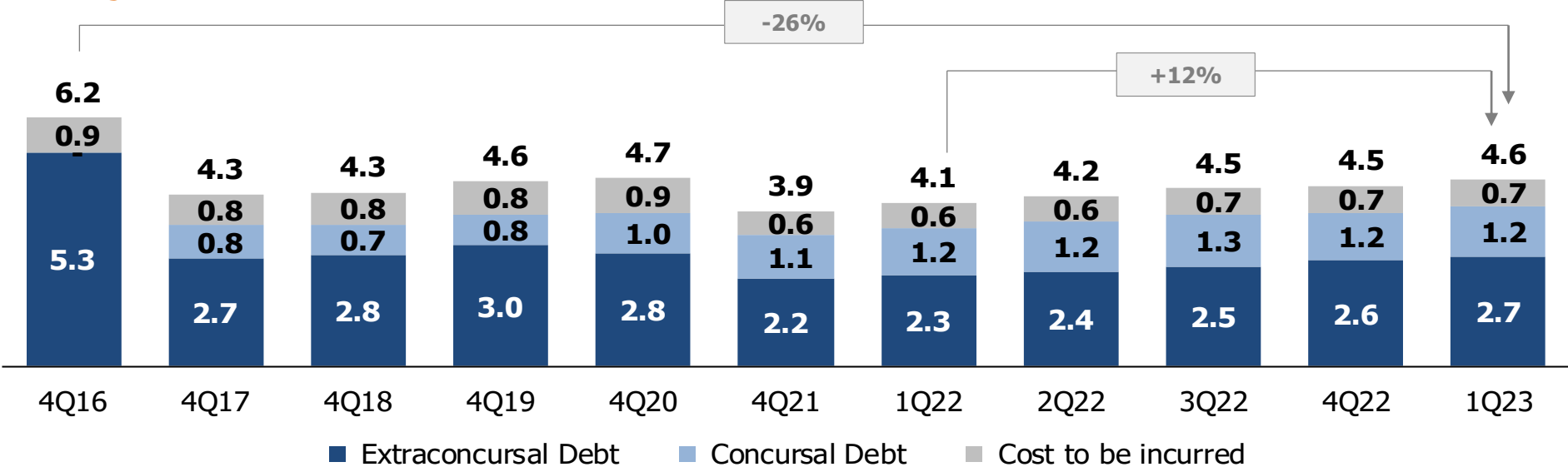


- ❖ The concursal debt increased by R\$37 million (3%) during 1Q23, due to the accrual of interest and the qualification of new credits in the judicial reorganization.

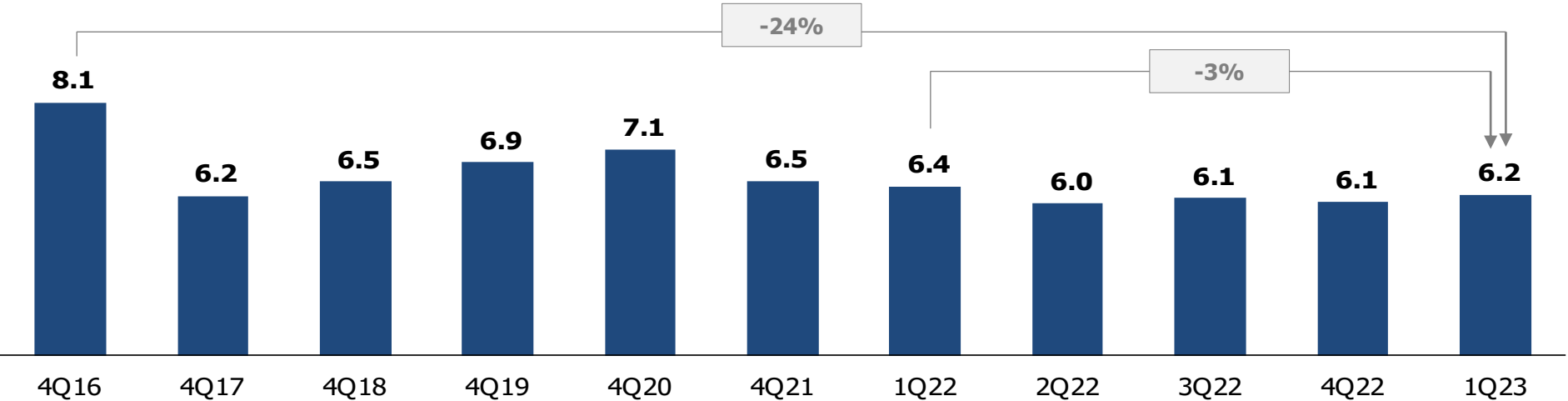
Financial and Operational Results

Deleveraging

Extended leverage – R\$ billion



Total liabilities – R\$ billion



Financial and Operational Result

Income Statement

INCOME STATEMENTS (R\$ '000) - IFRS	QUARTER		
	1Q23	1Q22	(%) Var.
Operating Gross Revenue			
Real Estate Sales	6,523	12,110	-46%
Other Operating Revenues	1,462	1,277	14%
(-) Revenues Deduction	(1,933)	(5,571)	-65%
Operating Net Revenue	6,052	7,816	-23%
Cost of Sold Units	(5,072)	(7,955)	-36%
Interest Expenses	(265)	129	n.m.
Cost of sold properties	(5,337)	(7,826)	-32%
Gross Income (loss)	715	(10)	n.m.
Gross margin	11.8%	n.a.	n.m.
Adjusted gross margin ⁽¹⁾	16.2%	n.a.	n.m.
Operating Revenues (expenses):			
Equity Income	155	186	-17%
General and Administrative	(18,947)	(13,751)	38%
Commercial	(9,543)	(14,897)	-36%
Taxes	(76)	(1,546)	-95%
Depreciation & Amortization	(183)	(204)	-10%
Other	(20,511)	(78,216)	-74%
Financial Result	(155,763)	(173,269)	-10%
Total operating revenues (expenses)	(204,868)	(281,697)	-27%
Income before taxes	(204,153)	(281,707)	-28%
Income Taxes and Social Contribution	(5,758)	326,619	n.m.
Income before minority stake	(209,911)	44,912	n.m.
Minority interest	941	1,472	-36%
Net Income (loss)	(208,970)	46,384	n.m.
Net margin	n.a.	593.4%	n.m.

(1) Adjusted by interest expenses in cost of sold units and recognition of goodwill



**Conference Call
1Q23**

Investor Relations:

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ix. Tatuapé

PDGR
B3 LISTED NM

IGC B3

IGC-NM B3

ITAG B3